



Eric W. Gill, Financial Secretary-Treasurer

Gemma G. Weinstein, President

Godfrey Maeshiro, Senior Vice-President

May 9, 2017

Honolulu City Council
530 South King Street
Honolulu, Hawaii 96813

Re: Testimony in strong support of Bill 15 CD 1 - proposal to revise the Land Use Ordinance with regard to Interim Planned Development-Transit (IPD-T) Permits

Chair Menor and Councilmembers:

UNITE HERE! Local 5 represents over 11,000 workers in the hotel, healthcare and food service industries statewide.

We are in strong support of Bill 15 CD 1. This bill, as amended in CD1, would play a productive role in helping solve our affordable housing crisis. The amended bill would hold developers accountable to our community in a very real way.

We particularly would like to express support for several changes the CD1 version makes to the original bill such as:

- Mandating affordable housing outlays for projects of more than 10 residential or lodging units rather than making them just one of many community benefits that might be provided in return for height and density waivers;
- Removing the "in-lieu" fee option for fulfilling affordable housing requirements;
- Setting the affordable housing outlays at 30%, of which 1/3 must be affordable for each of the three categories of households earning up to 120%, 100% and 80% of the Honolulu AMI, respectively;
- Specifying the delivery timeline of the affordable units as being prior to the issuance of certificates of occupancy for the projects that triggered the requirements.

Honolulu is a lucrative market for developers. Land is precious here, and we should demand something in return for allowing mainland developers to build on it. We believe this bill as amended does just that, in a measured and effective way.

Thank you.

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